

GUARDIAN SALE

By virtue of a Decree of the Circuit Court for Frederick County, in No. 23,414 Equity, dated November 12, 1969, the undersigned Conservator or Guardian will offer at public sale on the premises at 1019 North Market Street, Frederick, Maryland the following real and personal property of Roy M. Ashbaugh, to-wit:

SATURDAY, DECEMBER 13, 1969

AT 10:30 A.M.

PERSONAL PROPERTY

ANTIQUES AND COLLECTORS ITEMS—Round oak pedec-tal extension table, splint bottom rocker, old oak hall rack, oak buffet, small oak leantop desk, oak Victorian mantel clock, oak chest of drawers with mirror, some oak straight chairs, large oak wardrobe, oak dresser, blanket chest, trunk, set of 24 English "Bombay" dishes, set of 38 piece "Trematic" dishes, some other pressed glass and chinaware, some silverware.

MODERN FURNITURE — 3 piece living room suite, 3 piece modern bedroom suite, 4 piece modern bedroom suite, 2 metal wardrobes, small wooden cabinet, platform rocker, rockers, telephone stand, metal bookcase, G. E. REFRIGERATOR, Magic Chef gas stove, 7 piece breakfast set, metal kitchen cabinet, base kitchen cabinet, metal chest of drawers, wooden base cabinet, MAYTAG WRINGER WASHING MACHINE, wooden benches, rotary lawn mower, lot of pots, pans, dishes, knives, forks, etc., electric lamps of all sizes, NICE SELECTION OF GOOD HAND TOOLS.

REAL ESTATE

All that real estate situate on the west side of North Market Street in Frederick, Maryland, 20'x320', improved with a six room stucco duplex house having 1½ ceramic tile baths, oil fired steam heat, full basement with cement floor, inside and outside entrances, slate roof with full attic, enclosed back porch. There are three bedrooms with only two having closets, kitchen with large wooden cabinets and sink, dining room and living room. House has a complete set of aluminum storm windows and doors, also set of awnings for front porch and bedroom windows. The exterior of hte house is in excellent condition. There is a frame two car garage off of the service alley in good repair.

For title references, see Liber 517, folio 176; Liber No. 514, folio 83, one of the Land Records of Frederick County; and Wills Book T.M.E. No. 6, folio 139, one of the Will Records in the Office of the Register of Wills for Frederick County.

REAL ESTATE WILL BE SOLD AT 11:00 A.M.

TERMS OF SALE: CASH for personal property. No personal property to be removed until paid for. A deposit of 10% of the bid price for the real estate will be required of the purchaser or purchasers on the day of sale, and the balance to be paid in cash upon ratification thereof by the Court, with the purchaser or purchasers giving his, her or their notes, with approved security, and with interest to be paid on the unpaid purchase price money at the rate of 6% per annum from the date of sale to the date of settlement. All expenses of conveying, including revenue stamps and transfer tax to be paid by the purchaser or purchasers with real estate taxes to be adjusted to the day of sale. Not responsible for accidents. 4% Maryland Sales Tax to be collected from Purchaser on all taxable items unless Tax Exemption Certificate is exhibited to Clerk.

NOTE: For inspection of real estate, contact the undersigned Auctioneer for appointment.

LAWRENCE A. DORSEY, JR., Guardian

LAWRENCE A. DORSEY, JR., Attorney
114-A West Church Street
Frederick, Maryland

JAMES G. TROUT AUCTION & REALTY, INC., Auctioneers
1 West Second Street (temporary location)
Frederick, Maryland 662-6231

MEHRLE N. WACHTER, Clerk

Lunch Available

LAWRENCE A. DORSEY, JR.
ATTORNEY AT LAW
114-A WEST CHURCH STREET
FREDERICK, MD. 21701
301 • 662-6463

ACKNOWLEDGEMENT OF PURCHASE

Donald F. Miller
Jean R. Miller

hereby acknowledge having purchased from Lawrence A. Dorsey, Jr., Conservator, all that real estate and improvements described in the annexed advertisement of sale, at and for the sum of

Seventeen Dollars

(\$16,000.00) and agree to comply with the terms of sale therein set forth.

Witness our (my) hand(s) and seal(s) this 13th day of December, 1969.

Donald F. Miller (SEAL)
Purchaser

Jean R. Miller (SEAL)
Purchaser

Richard J. Trout (SEAL)
Witness

RECEIVED of Donald F. Miller

the sum of

Seventeen Dollars

(\$16,000.00) in compliance with the terms of sale above set forth.

Lawrence A. Dorsey, Jr.
Lawrence A. Dorsey, Jr.,
Conservator